

Port Authority Meeting #2  
Tuesday, March 4, 2014, 5:15 p.m.  
1800 West Old Shakopee Road  
Bloomington, Minnesota 55431-3027

**Item #1**  
**Call to Order**

Acting President Colleen Carey called the Port Authority meeting to order at 5:25 p.m. She asked for a motion to appoint an acting chair. M/Hunt, S/Busse, to appoint Commissioner Keller as temporary Chair for this meeting. Motion carried 4-0.

*Port Authority Present:* Commissioners T. Busse, C. Carey, C. Hunt, and T. Keller,.

*Port Authority Absent:* Commissioners R. Erickson, R. Lunz and G Winstead

*Staff:* Schane Rudlang, Port Authority Administrator  
Lori Economy-Scholler, Chief Financial Officer  
Becky Schindler, Port Authority Development Specialist  
Jan Almquist, Finance

*Also Present:* Julie Eddington, General Counsel

**Item #2**  
**Open to Business**

Schindler presented information on the Open to Business program She explained that the program is sponsored by the Hennepin County Housing and Redevelopment Authority. Open to Business provides direct, one-on-one technical assistance services to residents and small businesses in Bloomington. Schindler reviewed the summary of services provided to Bloomington residents and businesses during 2013. She asked the Board to consider approving the Open to Business Agreement for 2014. Rudlang added that the Open to Business has been really nice for Port Staff. We get inquiries for small business assistance and by providing this service it is very helpful. M/Hunt, S/Carey to approve the Open to Business Agreement with the Metropolitan Consortium of Community Development (MCCD). Motion carried 4-0.

**Item #3**  
**Alpha Business Center**  
**Amendment #1 to**  
**Purchase and**  
**Redevelopment**  
**Contract and Plaza**  
**Easement**

Rudlang gave a background of the Alpha A property which resulted in a Purchase and Redevelopment Agreement on August 19, 2013. Tonight you are asked to consider to that contract for Alpha A perfecting what we now know about the public plaza and maintenance items. He noted that the City Council previously approved the amendment and Plaza Easement and Maintenance Agreement in February 2014. Rudlang stated that staff hopes to bring a mixed use site for Alpha B as talks with Terretron continue. There was a brief discussion on the favorable impressions of Mr. Peters and the Terretron's desire to invest in the neighborhood. M/Busse, S/Carey to approve Resolution 1-BPA-14 approving the Amendment #1 to the Purchase and Redevelopment Agreement for the Alpha A Parcel substantially in the current form. Motion carried 4-0.

**Item #4**  
**Amend Bylaws for**  
**Payment of Bills**

Rudlang outlined the process for paying invoices for the Port Authority. This creates an extra level of unnecessary duplicity in our accounting procedures and inconsistent with how the City Council and other boards pay bills. This is a request to change the bylaws to allow approved contracts and budgeted expenses be paid directly from Port Funds. Any Change Orders to an approved contract, or items not in the approved Port budget would come before the board for consideration. Rudlang referred to a redlined version of Bylaws showing the changes, which include a couple minor corrections. M/Carey, S/Busse to approve Resolution 2-BPA-14 modifying the disbursement process and changing the Bylaws accordingly. Motion carried 4-0.

**Item #5**  
**BCS Counted Value**  
**Payment**

Rudlang explained that this item will certify the amount of Counted Value has paid in the past. This is not a request to write a check, but shows that BCS has paid their assessments and they could get reimbursed if TIF funds were available and if they made the request. Because the hotel deal is a for sure, from an accounting standpoint on BCS's side, it makes sense to keep the dollars in the catchup part of the hotel agreement provisions. Whether they take a check or not, these are numbers certified and have been reviewed by our Finance staff. M/Busse, S/Hunt to certify the Counted Value for Bloomington Central Station, LLC for the amount of \$1,028,427,88. Motion carried 4-0.

**Item #6**  
**Payment of Bills**

M/Busse, S/Carey to approve the payment of bills as submitted. Motion carried 4-0.

**Item #7**  
**Other Business**

Rudlang stated that the groundbreaking for Mall of America Phase IC is scheduled for March 18 at 9:30 a.m. The Alpha hotel should be under construction when frost is gone. The two BCS projects, the hotel likely will be a summertime construction and the Lennar apartment mostly like will start sometime this summer.

**Adjournment**

The Port Authority meeting was adjourned at 5:43 p.m.

Carolyn Lane  
Minutes Secretary